

Minutes of the Centerville **City Council** meeting held Tuesday, February 1, 2022, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street, and via Zoom.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Gina Hirst
William Ince
George McEwan
Robyn Mecham
Spencer Summerhays

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Hansen, City Recorder
Nate Plaizier, Finance Director
Jacob Smith, Administrative Services Director
Bryce King, Recreation Coordinator
Bruce Cox, Parks and Recreation Director
Jacob Smith, Administrative Services Director
Mike Carlson, Public Works Director
Lisa Bednarz, IT Manager

VISITORS

Centerville Youth City Council and families
Judge David Miller, Centerville Municipal Court
Eric Hansen, TecServ
Charles VanAusdal, President, TecServ
Zach Swenson, CW Urban
Interested citizens

PRAYER OR THOUGHT Mayor Wilkinson

PLEDGE OF ALLEGIANCE

OPEN SESSION

None

SWEARING-IN OF YOUTH CITY COUNCIL

Judge David Miller conducted the swearing-in of new Youth City Council members. Youth City Council members introduced themselves, and Mayor Wilkinson expressed a warm welcome.

2022 Centerville Youth City Council

Keira Arnold	Ashlyn Gee
Haylee Belnap	Taya McCormack
Bethany Bunting	Brynn Rees
Halli Burnett	Andrew Stevens
Ella Clarke	Ethan Tea
Jonathan Creer	Brandon Wallis
Celine Dimond	

TECSERV NETWORK SYSTEM UPGRADES PROPOSAL AND AGREEMENT

City Manager Brant Hanson reported the City hired TecServ to analyze the City's computer network system and devices, including security measures. He recommended the City enter into an agreement with TecServ to implement certain upgrades and improvements to the system, with funding for the remainder of the fiscal year coming from sales tax revenue. A representative of TecServ spoke of experience working with municipalities across the Wasatch Front. Councilmember McEwan expressed support for entering into the proposed agreement.

Councilmember McEwan **moved** to approve the TecServ Network System Upgrades Proposal and Agreement. Councilmember Ince seconded the motion. Councilmember Ince expressed the opinion that the City needed to catch up quickly. The motion passed by unanimous vote (5-0).

INTRADYN SERVICES AGREEMENT FOR EMAIL ARCHIVING

Councilmember McEwan expressed support for entering in to a services agreement with Intradyn for email archiving to comply with existing GRAMA law and improve the City's email retention and searching capabilities. Councilmember Summerhays said he appreciated that the City would continue to own the data.

Councilmember McEwan **moved** to approve the Intradyn Email Archiving Services Agreement for the period of one year, and direct staff to present a report as to the success and return on investment at least 90 days prior to renewal. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

INFRASTRUCTURE IMPROVEMENT AGREEMENT (PRIOR TO RECORDING FINAL PLAT) – THE LANE SUBDIVISION – 644 WEST 400 SOUTH

The City Council previously approved the final subdivision plat for The Lane Subdivision. The developer of the project desired to start installing infrastructure and utilities for the subdivision prior to recording the final plat. By ordinance, the City was willing to allow developers to commence construction of infrastructure and utilities prior to recording a final plat subject to entering into an Infrastructure Development Agreement regarding terms and conditions of such construction. City Attorney Lisa Romney presented a proposed Infrastructure Improvement Agreement for The Lane Subdivision.

Zach Swenson with CW Urban, representing the applicant, said he was grateful for the opportunity to work with Centerville City staff, the Planning Commission, and the City Council. Mr. Swenson said the intention was to record the final plat fairly quickly.

Councilmember Summerhays **moved** to approve the Infrastructure Improvement Agreement (prior to recording Final Subdivision Plat in accordance with UCA 10-9a-604.5) between the City and CW The Lane, LLC for The Lane Subdivision. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

FEE SCHEDULE AMENDMENTS – INTERNAL ACCESSORY DWELLING UNIT FEES
– CFS 20.084

The City Council recently adopted Chapter 12-60 of the Centerville Zoning Code enacting provisions regarding internal accessory dwelling units (ADUs) in accordance with State law requirements. Ms. Romney said staff recommended the Council adopt reasonable

1 application fees to cover the cost of processing internal accessory dwelling unit applications
2 (\$150).

3 Councilmember Ince **moved** to approve Resolution No. 2022-06 adding application fees
4 for Internal ADUs to the Centerville Fee Schedule. Councilmember Hirst seconded the motion,
5 which passed by unanimous vote (5-0).
6

7 **STORM WATER FACILITIES MAINTENANCE AGREEMENT – STANDARD FORM**
8

9 City Attorney Lisa Romney explained most larger development projects in the City were
10 required to provide a Long-Term Storm Water Management Plan for the project and to enter into
11 a Storm Water Facilities Maintenance Agreement with the City to provide for long-term
12 inspection and maintenance of the storm water facilities by the developer and its successors
13 and assigns. She said staff recommended the City Council approve the proposed standard
14 Storm Water Facilities Maintenance Agreement as to form and authorize the Mayor or City
15 Manager to sign on behalf of the City. Ms. Romney answered questions from the Council, and
16 explained that if any substantive changes to the standard agreement were requested or
17 suggested by a developer, staff would bring such amendments to the City Council for
18 consideration.
19

20 Councilmember Summerhays **moved** to approve the standard Storm Water Facilities
21 Maintenance Agreement as to form and authorize the Mayor or City Manager to sign the
22 Agreement on behalf of the City, with an amendment to Section 14, adding the sentence “any
23 subsequent amendment added to the Storm Water Facilities Maintenance Plan shall be agreed
24 to and complied with”. Councilmember Ince seconded the motion, which passed by unanimous
25 vote (5-0).
26

27 **DISCUSSION – DEVELOPMENT OF NEW CEMETERY – BALLOT PROPOSITION**
28 **NO. 1 (2021)**
29

30 Parks and Recreation Director Bruce Cox presented a comparison of municipal and
31 private cemetery burial fees, as requested by the Council. Councilmember McEwan said he
32 believed it was clear the City would not be able to maintain old pricing schedules with a new
33 cemetery. Councilmember Summerhays asked about opportunity costs of moving forward with
34 development of a new cemetery in terms of capital needs in the City. City Manager Brant
35 Hanson responded the list of improvements and needs could be endless, but said he
36 considered streets, water, and parks to be the priority.
37

38 Councilmember McEwan asked the two new Councilmembers if they believed providing
39 burial space in Centerville for Centerville residents was something the City needed to do.
40 Councilmember Summerhays commented there were many aspects of the issue that were not
41 addressed with the 2021 ballot proposition. He said he was supportive of a cemetery, but felt a
42 strong need to make sure the City could pay for maintenance of existing infrastructure.
43 Councilmember Mecham said her vote in favor of the ballot proposition included understanding
44 that streets needed to be maintained and her water bill would continue to go up. She said she
45 believed citizens who voted in favor of the proposition understood they were voting in favor of
46 paying more for a cemetery in addition to other rising costs. Councilmember Mecham said she
47 agreed the question of eminent domain was not addressed with the ballot proposition, and
48 acknowledged the issue may have swayed the vote one way or the other, but expressed the
49 opinion that the majority vote was in favor of a new cemetery regardless of other capital or
50 maintenance needs. Councilmember McEwan pointed out the ballot proposition was related to
51 financing. He said eminent domain was brought up and discussed prior to the ballot proposition,
52 and the City Council was advised not to mix the question of finance with the question of eminent
53 domain on the ballot.

1 Councilmember Summerhays said he voted in favor of a cemetery bond because he
2 believed a cemetery was a part of a community. Councilmembers discussed the difficult
3 situation of having to tell community members at a time of need that there was no room in the
4 City Cemetery for additional burials. Councilmember McEwan said he believed citizens who
5 voted in favor of any bond issuance were telling the City Council to move forward with the
6 specified purpose, not to move forward only if it fit in with everything else in the budget.

7
8 Mayor Wilkinson spoke of the need to look at trends and examine numbers. He said he
9 did not believe the bond would be paid off in 8-10 years with the numbers he had seen. The
10 Mayor questioned how quickly new cemetery burial spaces would be purchased.
11 Councilmember Mecham expressed confidence in the demand for new burial spaces even with
12 increased fees. She said she had never thought the cemetery bond would be paid off in 8-10
13 years.

14
15 Regarding the question of eminent domain, Councilmember Hirst said she believed,
16 after further research, there may be a situation in which a willing seller may prefer the use of
17 eminent domain, so the Council should not eliminate eminent domain as an option as
18 appropriate. She expressed support for engaging the help of a consultant as recommended by
19 the City Manager at the previous meeting. Councilmembers Mecham and McEwan expressed
20 support for engaging the help of a consultant. Councilmember McEwan spoke of the importance
21 of proper stewardship of the community's money.

22
23 Mr. Cox answered questions from the Council. He explained that multiple micro-
24 cemeteries would cost more than a larger cemetery. Mr. Cox explained that any land could be
25 open to double-depth burials if prepared correctly when developed. He spoke of a scenario in
26 which the City could perhaps purchase several acres of land, but initially only develop a small
27 portion for cemetery use and allow the original landowner to continue working the remaining
28 acreage for a time.

29
30 Mr. Hanson said he believed it was important for citizens to understand that proceeds of
31 a new cemetery would need to go toward maintenance rather than paying off the bond. The
32 bond would primarily be paid off with property tax revenue over the life of the bond. Mr. Hanson
33 said he would have a few names of recommended consultants for the Council to review at the
34 next regular meeting. Councilmembers expressed a desire to move as quickly as possible, and
35 discussed willingness to meet in a special meeting if needed.

36
37 Responding to a question from Councilmember McEwan, Mr. Hanson stated a niche wall
38 for veterans at Freedom Hills Park would be included in the FY2023 Budget. The Council
39 discussed possible locations for niche wall placement in various locations in the City, and Mr.
40 Cox advised the Council to remember that individuals visited cemeteries and niche walls to
41 contemplate and remember loved ones. He spoke of the importance of avoiding conflicting uses
42 in the same space. Councilmember McEwan said he believed people were observant enough to
43 recognize when an interment was happening and behave in a respectful manner. He said he
44 believed a niche wall for veterans at Freedom Hills Park was an appropriate use.

45 46 SUMMARY ACTION

- 47
48 1. Bond Reduction #1 (Begin Warranty) for 1167 North Main Street Site – Jeff and
49 Joani Stevens Residence in the amount of \$49,566.00

50
51 Councilmember Ince **moved** to approve the item on the Summary Action Calendar.
52 Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

Minutes of the January 18, 2022 Work Session and Council meeting were reviewed. Councilmember McEwan **moved** to accept the minutes. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

CITY COUNCIL REPORT

Councilmember McEwan provided an update regarding the Mosquito Abatement District.

MAYOR'S REPORT

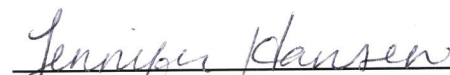
- Mayor Wilkinson reported the 4th of July Committee was looking for volunteers.
- The Mayor reported on a recent Council of Governments (COG) meeting, and spoke of the need for funding at a Davis County women's shelter. Councilmember McEwan suggested a joint resolution to the Legislature signed by collective Councils from Davis County.
- Mayor Wilkinson recommended appointment of Dan Diddle to the Planning Commission, Adam Alba to the Parks and Recreation Committee, and Martin Dorrance to the Tree Board. Councilmember McEwan said he would prefer to provide supportive documentation for public review before providing advice and consent. It was discussed that appointments would be a separate agenda item in the future.

CITY MANAGER'S REPORT

- Mr. Hanson reported the County seemed favorable to a direct land swap of library and Porter Walton Park property.
- Mr. Hanson provided an update regarding COVID-19 safety measures.
- The City Manager updated the Council regarding the Young Powersports project.
- Councilmember McEwan expressed interest in an economic development report regarding the west side of the City.

ADJOURN

At 9:20 p.m., Councilmember McEwan **moved** to adjourn the meeting. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).


Jennifer Hansen, City Recorder

2-24-2022
Date Approved


Katie Rust, Recording Secretary

